

Meeting Minutes for Special Joint City Council, Planning Commission Field Trip Meeting, Saturday, October 19, 2002 Belmont City Hall, 1070 Sixth Avenue and various locations throughout the City. (Map on file in Clerk's office)

SPECIAL MEETING-- STUDY SESSION – 9:00 A.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Metropulos, Cook, Wright, Bauer, Warden

PLANNING COMMISSIONERS PRESENT: Torre, Wiecha, Mathewson, Frautschi, Feierbach

PLANNING COMMISSIONERS ABSENT: Parsons, Gibson

Staff Present: City Manager Kersnar, City Attorney Savaree, Community Development Director Ewing, Principal Planner de Melo, Zoning Technician Froelich, Recording Secretary Kern.

PUBLIC COMMENTS

Mayor Warden invited comments regarding anything not on the agenda. There was no response.

AGENDA AMENDMENTS

Community Development Director Ewing discussed the purpose for the tour and explained that 37 sites would be visited. He explained that the group would start the tour in the lower part of the City, (the end of the tour), and then return to City Hall to board a smaller bus and proceed into the hills for the rest of the tour.

FIELD TRIP (list for bus tour of 37 various locations in Belmont on file in Clerk's office)

The tour began at 9:10 A.M. The group returned to City Hall at 9:50 AM to board a smaller bus for the trip through the Belmont hills.

JOINT DISCUSSION OF COUNCIL AND PLANNING COMMISSION

Meeting reconvened at 12:15 P.M. at City Hall for discussion regarding the various locations that had been observed during the bus tour.

Everyone agreed architecture should not be legislated and landscaping standards need to be enforced. The tour showed a lot of home remodels being done in the neighborhoods. The homes with stepped-back, second story additions that could not be seen from the street were the most aesthetically pleasing. Homes that did not have this stepped back feature were a concern and it was suggested that these issues could be refined in the Design Review Ordinance. Concerns were expressed about massive homes being constructed on hillside properties and it was suggested that more stringent constraints be added to the hillside ordinance to prevent this type of construction. A suggestion was made that enforcement of ordinances that govern aesthetic issues such as garbage cans placement and timely removal would help keep neighborhoods clean. A regulation removing boats and campers from the street should be considered.

Neighborhood parking was a concern and it was suggested that staff may want to look into the idea of allowing residents with older homes, who want to remodel, to tear them down, which would allow them to build a two-car garage to get cars off the street.

ADJOURNMENT at this time being 12:35 P.M.

George Metropulos

Clerk Pro Tem

Meeting at City Hall tape recorded

Bus trip not taped

Tape No. 536

City Tour Sites

3034 San Juan Blvd.- Design Review, Grading Plan, Tree Removal Permit

Feb. 15, 2000--

3210 Longfellow Dr.- Design Review, Tree Removal Permit

Feb. 6, 2001--

1 Davey Glen Rd.- CDP, Gen. Plan Amendment, Vesting Tentative Map, Grading Plan

Sept. 19, 2000--

819 Miramar Ter.- FAR Exception, Design Review

Jul. 5, 2000--

1040 Alameda de las Pulgas- CUP to establish a DDP, Design Review, Tree Removal Permit, Grading Plan, Parking Variance

Jun. 6, 2001--

2315 Wooster Ave.- Design Review

Jun. 15, 1999--

2504 Read Ave.- Variance

May. 15, 2001--

2807 Hallmark Dr.- Design Review

Oct. 19, 1999--

2927 San Juan Blvd.- Design Review, Grading Plan, Tree Removal Permit

Oct. 2, 2001--

3229 Upper Lock Ave.- Design Review, Grading Plan, Tree Removal Permit, Variance

Dec. 7, 1999--

61 Ralston Ranch Rd.- Design Review, FAR Exception

Dec. 7, 1999--

1745 Terrace Dr.- Tree Removal Permit, FAR Exception

Feb. 16, 1999--

1762 Terrace Dr.- Grading Plan, Tree Removal Permit, Design Review, Variance

Apr. 20, 1999--

2014 Mezes Ave.- Design Review

May. 15, 2001--

2101 Coronet Blvd.- Variance, Design Review

May. 16, 2000--

2104 Lyon Ave.- Design Review

Dec. 21, 1999--

2304 Casa Bona Ave.- Design Review

Feb. 20, 2001--

2601 Cipriani Blvd.- Design Review

Apr. 6, 1999--

2843 Alhambra Dr.- FAR Exception, Design Review

Apr. 20, 1999--

2908 Hallmark Dr.- FAR Exception

Feb. 17, 1998--

3316 Plateau Dr.- Design Review

Aug. 21, 2001--

824 Covington Rd.- Design Review, FAR Exception

Feb. 6, 2001--

100 El Camino Real- CUP, Variance, Design Review

Feb. 20, 2001--

1000 El Camino Real- CUP, Variance

Nov.17, 1998--

1101 Shoreway Rd.- Design Review, CUP, Grading Plan, Height Variance, and Parking Variance

May. 18, 1999--

120 Sem Ln.- CUP, Variance, Grading Plan, Design Review, Tree Removal Permit

Oct. 2, 2001--

1240 Elmer St.- Negative Declaration, Design Review, CUP, Variance

May. 1, 2001--

1506 Escondido Way- FAR Exception, Design Review

May. 2, 2000--

1525 Escondido Way- FAR Exception, Design Review

Jul.18, 2000--

1628 Fairway Dr.- Design Review, Variance

Aug. 3, 1999--

1647 Ralston Ave.- Design Review

Mar. 20, 2001--

1709 Valley View Ave.- FAR Exception, Design Review

Nov. 21, 2000--

1870 Ralston Ave.- CUP, Design Review

Dec. 4, 2001--

1905 Hillman Ave.- Design Review

Feb. 20, 2001--

2019 Arbor Ave.- FAR Exception, Design Review, Variance, Tree Removal Permit

Nov. 8, 2000--

2905 San Juan Blvd.- Design Review, Tree Removal Permit

Jul. 20, 1999--

3236 Upper Lock Ave.- FAR Exception, Design Review

Jul. 5, 2000--